# QUITCLAIM DEED

G-VRE-06-8296Z

CARA MONFORTE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN 26 2008

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF .

Notary Public

MY COMMISSION EXPIRES: 1/26/2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nancy Rolfes (NAME) | New Owner (NAME) | |
| 8296 Old Pond Creek (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37143 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 100-3.00 |

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Earl Loftis HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Nancy Rolfes, a married woman HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE 8TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, NEAR POND CREEK, THE SAME BEING A PART OF THE EAST PORTION OF A 52-ACRE TRACT ORIGINALLY OWNED BY WILLIAM R. FELTS AS SURVEYED BY S. H. HUTCHINSON, OCTOBER 24, 1950, DESCRIBED AS FOLLOWS: BEGINNING AT A STONE PILE WITH LARGE BEECH POINTER IN THE NORTH LINE OF THE BENNIE PHILLIPS' PLACE, NOW OWNED BY JIM RANDALL, THE SAME ALSO BEING THE EAST CORNER OF THE ELEANOR ADAMS' PLACE; THENCE WITH RANDALL'S NORTH LINE NORTH 78 DEG. EAST 54 POLES TO THE CENTER OF OLD POND CREEK ROAD; THENCE CONTINUING ON THE SAME BEARING 20 POLES TO A SASSAFRAS (NOW GONE) IN THE WEST LINE OF THE BURL JOHNSON PLACE; THENCE NORTH 2 DEG. WEST WITH BURL JOHNSON'S WEST LINE 54 POLES TO A DOGWOOD IN JOHNSON'S WEST LINE, THE SAME ALSO BEING ARTHUR WILLIAMS' SOUTHEAST CORNER; THENCE WITH WILLIAMS' SOUTH LINE NORTH 88 DEG. WEST 40 POLES TO THE MIDDLE OF OLD POND CREEK ROAD; THENCE WITH THE MIDDLE OF SAID ROAD AND ITS MEANDERS SOUTH 9 DEG. WEST 12-1/2 P OLES; THENCE NORTH 88 DEG. WEST 28 POLES TO A SMALL WHITE OAK IN THE EAST LINE OF ADAMS' TRACT, SOUTH 1 DEGREE EAST 57.5 POLES TO THE POINT OF BEGINNING, CONTAINING 25.85 ACRES, MORE OR LESS.

Davidson County DEEDQC
Recvd: 02/28/06 13:06 2 pgs
Fees:12.00 Taxes:0.00

20060228-0022964

INCLUDED IN THE AFOREDESCRIBED TRACT OF LAND, BUT EXPRESSLY EXCLUDED THEREFROM IS A CERTAIN 5.17 ACRES TRACT OF LAND HAVING PREVIOUSLY BEEN CONVEYED BY JAMES KEETON, TO JOHN R. OSTEEN ET UX BY DEED OF RECORD IN BOOK 7455, PAGE 890 AND TRACT 1 AND TRACT 2 AS DESCRIBED IN A CERTAIN QUITCLAIM DEED OF RECORD IN BOOK 8510, PAGE 249, AND ALSO THAT 6.85 ACRE TRACT PREVIOUSLY CONVEYED TO NANCY L. KUERTZ, BY DEED OF RECORD IN INSTRUMENT NO. 20041110-0135626, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH RECORD REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THE AFOREDESCRIBED TRACT OF LAND AND EXCLUSIONS THEREFROM BEING A TRACT OF LAND CONSISTING OF 1.71 ACRES LYING OFF OF OLD POND CREEK ROAD, DAVIDSON COUNTY, TENNESSEE, ALSO BEING KNOWN AS TAX MAP 100 PARCEL 3.00.

BEING PART OF THE SAME PROPERTY CONVEYED TO EARL LOFTIS BY WARRANTY DEED FROM NELLIE KEETON DAVIDSON, UNMARRIED, RECORDED ON THE 19TH DAY OF DECEMBER, 1990 IN DEED BOOK 8260, PAGE 499, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved ( X ) property, known as 8296 Old Pond Creek, Nashville, Tennessee 37143
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 17th day of February, 2006

Earl Loftis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Earl Loftis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 day of February, 2006.

Notary Public

My Commission Expires 11/7/2009

(SEAL)

T. SHAYNE BELL
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.